

Gateway to Peckham FAQ's

Why are Southwark Council delivering the scheme?

The creation of a new square in front of Peckham Rye Station has been discussed with the local community over a number of years and is included in planning policies for the area. Under an agreement with Network Rail, the Council has acquired a long leasehold interest in the properties required to carry out the scheme and has negotiated the relocation of businesses. The investment will make the buildings and spaces around the station cleaner, safer and better for local residents and visitors to the area. Funding will open up the views of the historic station building, one of the few in London that retains its 1860s features. The project's heart is a new public square, opening up the station area for retail, business and new community uses. The railway arches are being used as new spaces for local businesses and shops.

What will the final scheme look like?

You can see the proposals for the final scheme at the Council's website
<http://www.southwark.gov.uk/regeneration/peckham-and-nunhead/peckham-rye-station-square>

Why is the project taking so long?

The project requires a series of process to be undertaken including obtaining planning permission which was granted in March 2016 and going through the Compulsory Purchase Order process to secure land ownership in order to deliver the scheme this was achieved in summer 2017. Businesses and commuters are minimised. For more information on the phasing please see:
<http://www.southwark.gov.uk/regeneration/peckham-and-nunhead/peckham-rye-station-square>

What is happening to the local business in the existing square?

The Council is making a concerted effort to retain local businesses in the community. As an example, the Council is building "Peckham Palms" as well as providing new spaces for the TSB Bank, Jenny's café and the local dentist in phase 1. There is also a commitment to provide areas for local food providers once the final scheme is complete.

What is Peckham Palms?

Peckham Palms is bespoke business centre which will primarily be for the to Afro-Caribbean hairdressers, that need to be re-located temporarily during the work to create a new public square in front of Peckham Rye Station.

Who is funding the project?

The project has been funded by London Borough of Southwark with assistance from the GLA, the Greater London Authority.

Will the works affect my journey into Peckham Rye station?

The project will endeavour to keep any disruption to a minimum. The project is working closely with Network Rail and the delivery of the project will not affect any of the three entrances into the station until phase 2 and 3 starts onsite in 2020.

Will there be toilets provided in the final scheme?

The new Peckham Rye Station square development will include public toilets in the North West corner of the development, by Holly Grove. They will be delivered in phase 3 of the scheme.

How are you ensuring the local community is engaged?

There has been extensive consultation with residents and businesses in developing the proposals. In addition to dedicated Council officers, Tree Shepherd Ltd has been employed to engage with the local business within the area.

How do I find out more information on the project?

You can find out more on the Peckham Rye Station project by visiting our website <http://www.southwark.gov.uk/regeneration/peckham-and-nunhead/peckham-rye-station-square> or you can email the project team directly at Peckhamrye.station@southwark.gov.uk

When will the programme start?

The scheme started works in April 2018 will be delivered in three phases to ensure minimal impact to local business and ensure operation of the station. The details of which are available on the website Southwark Council will endeavour to provide further details of the programme to commuters who are using the station should they like it.